

WAYNE COUNTY

2024 ECF



Neighborhoods Used: R-111.BEAL TOWN

302 YERKES AVE  
 Parcel Number 001      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48 004 02 0138      09/20/2022      R-111      401      380,000      98,078  
 Occupancy      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      65      281,922      126,534      2.228  
 RANCH



318 YERKES AVE  
 Parcel Number 000      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48 004 02 0140      05/31/2022      R-111      401      742,000      117,480  
 Occupancy      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      65      624,520      284,273      2.197  
 2-STORY







2024 ECF STUDY  
 BUCHNER HILL/MNTN VIEW PH 1 ...

1/1/21 -12/29/23

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table
48 002 11 0013 000	412 MOUNTAINVIEW	04/28/23	\$430,000	PTA	03-ARM'S LENGTH	\$430,000	\$188,000	43.72	\$373,017	\$90,282	\$339,718	\$316,968	1.072	1,804	\$188.31	R-113	3.0586	2-STORY	\$90,000	BUCHNER HILL/MNTN VIEW PH 1&2
48 002 11 0016 000	406 MOUNTAINVIEW	10/11/23	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$206,200	45.82	\$407,784	\$90,282	\$359,718	\$355,944	1.011	1,855	\$193.92	R-113	3.0586	2-STORY	\$90,000	BUCHNER HILL/MNTN VIEW PH 1&2
<b>Totals:</b>			<b>\$880,000</b>			<b>\$880,000</b>	<b>\$394,200</b>		<b>\$780,801</b>		<b>\$699,436</b>	<b>\$672,911</b>			<b>\$191.12</b>					
							Sale. Ratio =>	44.80					E.C.F. =>	1.039		Std. Deviation=>	0.0432555			
							Std. Dev. =>	1.49					Ave. E.C.F. =>	1.041		Ave. Variance=>	3.0586	Coefficient of Var=>	2.937627793	



Neighborhoods Used: R-101,CABBAGE TOWN

249 RAYSON ST  
Parcel Number 48 001 04 0656 000    \*\* Valid Sale    03/03/2023    R-101    401    AdjSalePrice    LandValue  
Occupancy    Style    %Good    ResidualValue    CostByManual    E.C.F.  
Single Family    2-STORY    45    277,120    149,133    1.858



399 RAYSON ST  
Parcel Number 48 001 02 0069 301    \*\* Valid Sale    01/04/2023    R-101    401    AdjSalePrice    LandValue  
Occupancy    Style    %Good    ResidualValue    CostByManual    E.C.F.  
Single Family    2-STORY    78    639,591    477,704    1.339



399 RAYSON ST  
Parcel Number 48 001 02 0069 301    \*\* Valid Sale    12/02/2022    R-101    401    AdjSalePrice    LandValue  
Occupancy    Style    %Good    ResidualValue    CostByManual    E.C.F.  
Single Family    2-STORY    78    302,091    477,704    0.632



654 HORTON AVE  
Parcel Number 48 001 02 0052 000    \*\* Valid Sale    11/08/2022    R-101    401    AdjSalePrice    LandValue  
Occupancy    Style    %Good    ResidualValue    CostByManual    E.C.F.  
Single Family    2-STORY    78    962,000    695,356    1.383



625 GRACE AVE  
Parcel Number 48 001 02 0001 000    \*\* Valid Sale    09/23/2022    R-101    401    AdjSalePrice    LandValue  
Occupancy    Style    %Good    ResidualValue    CostByManual    E.C.F.  
Single Family    1 3/4-ST    47    350,821    240,325    1.460



280 HUTTON ST  
Parcel Number 48 001 04 0718 006    \*\* Valid Sale    08/19/2022    R-101    401    AdjSalePrice    LandValue  
Occupancy    Style    %Good    ResidualValue    CostByManual    E.C.F.  
Single Family    DUPLEX    38    57,060    68,867    0.829



119 RAYSON ST  
Parcel Number 48 001 04 0652 003    \*\* Valid Sale    08/04/2022    R-101    401    AdjSalePrice    LandValue  
Occupancy    Style    %Good    ResidualValue    CostByManual    E.C.F.  
Single Family    1 3/4-ST    46    104,005    145,678    0.714



530 ROUGE ST  
Parcel Number 48 001 01 0023 000    \*\* Valid Sale    06/30/2022    R-101    401    AdjSalePrice    LandValue  
Occupancy    Style    %Good    ResidualValue    CostByManual    E.C.F.  
Single Family    CAPE    46    148,319    189,668    0.782



Neighborhoods Used: R-101,CABBAGE TOWN

542 ROUGE ST  
Parcel Number 48 001 01 0020 002  
Occupancy Style 1 3/4-ST

\*\* Valid Sale 06/27/2022 R-101  
%Good 55

\*\* Class 401  
ResidualValue 622,521

AdjSalePrice 1,275,000  
CostByManual 250,859

LandValue 652,479  
E.C.F. 2.482



625 CARPENTER AVE  
Parcel Number 48 001 02 0022 302  
Occupancy Style 1 3/4-ST

\*\* Valid Sale 06/01/2022 R-101  
%Good 45

\*\* Class 401  
ResidualValue 352,345

AdjSalePrice 700,000  
CostByManual 196,144

LandValue 347,655  
E.C.F. 1.796



412 HORTON AVE  
Parcel Number 48 001 02 0066 001  
Occupancy Style 2-STORY

\*\* Valid Sale 05/18/2022 R-101  
%Good 83

\*\* Class 401  
ResidualValue 1,415,277

AdjSalePrice 2,495,000  
CostByManual 1,418,294

LandValue 1,079,723  
E.C.F. 0.998



399 RAYSON ST  
Parcel Number 48 001 02 0069 301  
Occupancy Style 2-STORY

\*\* Valid Sale 08/25/2021 R-101  
%Good 78

\*\* Class 401  
ResidualValue 552,091

AdjSalePrice 950,000  
CostByManual 477,704

LandValue 397,909  
E.C.F. 1.156



250 RAYSON ST  
Parcel Number 48 001 04 0659 005  
Occupancy Style 2-STORY

\*\* Valid Sale 06/24/2021 R-101  
%Good 55

\*\* Class 401  
ResidualValue 496,614

AdjSalePrice 1,150,000  
CostByManual 388,057

LandValue 653,386  
E.C.F. 1.280



453 GRACE AVE  
Parcel Number 48 001 02 0011 000  
Occupancy Style RANCH

\*\* Valid Sale 06/16/2021 R-101  
%Good 34

\*\* Class 401  
ResidualValue 138,724

AdjSalePrice 490,000  
CostByManual 97,836

LandValue 351,276  
E.C.F. 1.418





Neighborhoods Used: R-101,CABBAGE TOWN

Statistics for this Analysis

# Valid Sales	14	2	12.34	81..90	71..80	61..70	51..60	0..50
After Application of E.C.F.s	12.40	15.37	15.95	15.37	15.95	1.014	1.004	

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 3/4-ST	1.217(14)	1.217(14)	1.217(14)	1.217(14)	1.217(14)	1.217(14)
1 STY. CONDO	1.217(14)	1.217(14)	1.217(14)	1.217(14)	1.217(14)	1.217(14)
2-STORY	1.217(14)	1.217(14)	1.217(14)	1.217(14)	1.217(14)	1.217(14)
2.5-STORY	1.217(14)	1.217(14)	1.217(14)	1.217(14)	1.217(14)	1.217(14)
BI-LVL	1.217(14)	1.217(14)	1.217(14)	1.217(14)	1.217(14)	1.217(14)
CAPE	1.217(14)	1.217(14)	1.217(14)	1.217(14)	1.217(14)	1.217(14)
CONDO	1.217(14)	1.217(14)	1.217(14)	1.217(14)	1.217(14)	1.217(14)
DUPLEX	1.217(14)	1.217(14)	1.217(14)	1.217(14)	1.217(14)	1.217(14)
HISTORICAL	1.217(14)	1.217(14)	1.217(14)	1.217(14)	1.217(14)	1.217(14)
RANCH	1.217(14)	1.217(14)	1.217(14)	1.217(14)	1.217(14)	1.217(14)
SPLIT	1.217(14)	1.217(14)	1.217(14)	1.217(14)	1.217(14)	1.217(14)
TRI-LVL	1.217(14)	1.217(14)	1.217(14)	1.217(14)	1.217(14)	1.217(14)

Single Family E.C.F. : 1.217 (14)  
 Mobile Home E.C.F. : 1.000 (0)  
 Town Home E.C.F. : 1.000 (0)  
 Agricultural E.C.F. : 1.000 (0)  
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2021  
 Ending Date: 03/31/2023  
 Terms Selected: 1  
 Analyze by Style:  
 Analyze by %Good:  
 Show Valid Data : X  
 Show Invalid Data :  
 Show Costs and Residuals:  
 Use Infl. Adj. Sale Prices:  
 Neighborhood(s): R-101 - CABBAGE TOWN

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00



Neighborhoods Used: R-112.EAST ST CLUB CONDO

646 EAST ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
48 002 06 0008 000	09/02/2021	R-112 401	252,000	65,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	71	187,000	205,248	0.911
CONDO				



652 EAST ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
48 002 06 0011 000	04/30/2021	R-112 401	287,000	65,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	71	222,000	211,048	1.052
RANCH				







525 FAIRBROOK ST # 108  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48 003 06 0008 000    10/26/2022    R-121    401      107,500      25,000  
 Occupancy            %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family        59            82,500            67,727            1.218  
 CONDO



525 FAIRBROOK ST # 213  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48 003 06 0029 000    09/30/2022    R-121    401      100,000      25,000  
 Occupancy            %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family        62            75,000            70,372            1.066  
 RANCH



525 FAIRBROOK ST # 109  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48 003 06 0009 000    12/11/2021    R-121    401      102,000      25,000  
 Occupancy            %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family        59            77,000            67,727            1.137  
 RANCH



525 FAIRBROOK ST # 103  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48 003 06 0003 000    12/03/2021    R-121    401      88,900      25,000  
 Occupancy            %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family        59            63,900            63,067            1.013  
 SPLIT



525 FAIRBROOK ST # 111  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48 003 06 0011 000    06/25/2021    R-121    401      100,000      25,000  
 Occupancy            %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family        59            75,000            62,901            1.192  
 RANCH



525 FAIRBROOK ST # 204  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48 003 06 0020 000    06/17/2021    R-121    401      124,000      25,000  
 Occupancy            %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family        62            99,000            81,119            1.220  
 RANCH



525 FAIRBROOK ST # 216  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48 003 06 0032 000    04/30/2021    R-121    401      130,000      25,000  
 Occupancy            %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family        62            105,000            81,119            1.294  
 CONDO









2024 ECF  
WAYNE INDUSTRIAL COUNTY WIDE STUDY

1/1/2021 - 12/31/2023

32 09 134 15 011 00	16030 MICHIGAN	09/22/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$279,000	46.50	\$732,460	\$89,492	\$510,508	\$667,672	0.765	8,556	\$59.67	\$83,710	201
52 014 01 0002 316	21969 HURON RIVER	10/17/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$123,800	45.02	\$280,663	\$47,992	\$227,008	\$294,148	0.772	2,523	\$89.98	\$37,942	201
60 043 06 0004 000	25406 GODDARD	09/02/22	\$79,400	WD	03-ARM'S LENGTH	\$79,400	\$36,500	45.97	\$80,888	\$14,407	\$64,993	\$84,047	0.773	1,008	\$64.48	\$11,412	201
56 042 02 0431 300	1900 N WAYNE	09/29/22	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$525,400	65.68	\$957,471	\$191,243	\$608,757	\$786,682	0.774	11,073	\$54.98	\$169,884	201
49 010 12 0002 000	1056 W ANN ARBOR	09/15/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$277,200	58.36	\$536,146	\$237,792	\$237,208	\$306,318	0.774	3,696	\$64.18	\$222,140	201
78 020 01 0020 003	41655 WILCOX	04/29/21	\$1,020,000	WD	03-ARM'S LENGTH	\$1,020,000	\$406,800	39.88	\$1,402,781	\$363,299	\$656,701	\$845,107	0.777	15,626	\$42.03	\$350,302	201
56 045 99 0009 001	35425 FORD	09/15/22	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$190,100	30.42	\$905,812	\$80,952	\$544,048	\$699,034	0.778	1,768	\$307.72	\$57,672	201
60 075 02 0023 302	25384 EUREKA	02/16/22	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$251,500	48.83	\$730,352	\$116,995	\$398,005	\$482,578	0.825	2,668	\$149.18	\$72,360	201
56 034 01 0003 001	7107 N WAYNE	10/13/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$207,600	51.90	\$444,383	\$52,018	\$347,982	\$421,898	0.825	4,308	\$80.78	\$45,824	201
46 090 99 0019 000	15240 MERRIMAN	03/03/22	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$175,600	53.37	\$356,168	\$108,812	\$220,188	\$265,974	0.828	2,916	\$75.51	\$101,059	201
46 031 99 0011 012	37276 SIX MILE	07/28/21	\$1,075,000	CD	03-ARM'S LENGTH	\$1,075,000	\$641,200	59.65	\$1,173,358	\$266,307	\$808,693	\$975,324	0.829	8,519	\$94.93	\$209,200	201
80 098 99 0025 703	29349 NORTHLINE	04/13/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$166,500	66.60	\$329,312	\$98,426	\$151,574	\$181,657	0.834	0	#DIV/0!	\$83,853	201
56 042 01 0025 001	34447 FORD	04/06/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$112,800	56.40	\$222,428	\$63,238	\$136,762	\$163,439	0.837	2,960	\$46.20	\$49,595	201
31 084 03 0123 000	369 MAIN	05/20/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$180,000	42.35	\$467,420	\$139,526	\$285,474	\$338,733	0.843	4,675	\$61.06	\$130,067	201
51 011 03 0036 000	17563 FORT	05/04/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$79,900	59.19	\$127,789	\$20,668	\$114,332	\$135,425	0.844	2,475	\$46.19	\$16,080	201
31 084 03 0126 001	331 MAIN	09/10/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$59,000	33.71	\$191,452	\$86,287	\$88,713	\$104,955	0.845	1,423	\$62.34	\$81,840	201
79 008 01 0028 000	26621 SEVEN MILE	08/17/22	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$91,800	49.35	\$159,880	\$27,528	\$158,472	\$187,467	0.845	3,338	\$47.48	\$24,000	201
45 021 05 0399 002	4030 FORT	03/31/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$51,300	54.00	\$105,333	\$26,596	\$68,404	\$80,591	0.849	1,802	\$37.96	\$25,038	201
34 013 02 0049 000	4506 W JEFFERSON	04/13/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$22,100	27.63	\$66,191	\$13,116	\$66,884	\$78,282	0.854	1,343	\$49.80	\$7,500	201
32 10 043 01 005 00	7816 WYOMING	11/22/22	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$331,100	45.36	\$755,526	\$111,291	\$618,709	\$659,401	0.938	6,802	\$90.96	\$91,592	201
46 109 03 0818 001	34039 SCHOOLCRAFT	07/29/21	\$980,000	WD	03-ARM'S LENGTH	\$980,000	\$428,000	43.67	\$977,410	\$190,427	\$789,573	\$840,794	0.939	23,616	\$33.43	\$154,202	201
71 046 99 0002 011	6900 HAGGERTY N	05/06/22	\$965,000	WD	21-NOT USED/OTHER	\$965,000	\$0	0.00	\$193,277	\$193,277	\$771,723	\$0	#DIV/0!	7,622	\$101.25	\$159,761	201
							Std. Dev. =>	9.00			Ave. E.C.F. =>	0.717		Ave. Variance=>	#DIV/0!		
<b>Totals:</b>			<b>\$34,048,834</b>			<b>\$34,048,834</b>	<b>\$16,624,600</b>		<b>\$42,195,996</b>		<b>\$25,041,235</b>	<b>\$33,411,626</b>					



20385 LEXINGTON BLVD  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48 002 03 0038 000      08/30/2022      R-105      401      449,900      150,654  
 Occupancy      Style      ResidualValue      CostByManual      E.C.F.  
 Single Family      RANCH      299,246      234,902      1.274



20329 LEXINGTON BLVD  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48 002 03 0035 000      07/21/2022      R-105      401      595,000      140,883  
 Occupancy      Style      ResidualValue      CostByManual      E.C.F.  
 Single Family      2-STORY      454,117      299,450      1.517



45795 CLEMENT CT  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48 002 03 0058 000      05/17/2022      R-105      401      625,000      166,866  
 Occupancy      Style      ResidualValue      CostByManual      E.C.F.  
 Single Family      2-STORY      458,134      299,889      1.528



20602 LEXINGTON BLVD  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48 002 03 0020 000      08/31/2021      R-105      401      485,000      166,417  
 Occupancy      Style      ResidualValue      CostByManual      E.C.F.  
 Single Family      2-STORY      318,583      228,351      1.395



45779 CLEMENT CT  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48 002 03 0057 000      06/30/2021      R-105      401      530,000      160,692  
 Occupancy      Style      ResidualValue      CostByManual      E.C.F.  
 Single Family      RANCH      369,308      273,500      1.350



20240 CLEMENT  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48 002 03 0060 302      05/07/2021      R-105      401      850,000      129,926  
 Occupancy      Style      ResidualValue      CostByManual      E.C.F.  
 Single Family      2-STORY      720,074      595,343      1.210



45731 CLEMENT CT  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48 002 03 0054 000      04/26/2021      R-105      401      565,000      193,550  
 Occupancy      Style      ResidualValue      CostByManual      E.C.F.  
 Single Family      2-STORY      371,450      287,494      1.292



45716 CLEMENT CT  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48 002 03 0052 000      04/13/2021      R-105      401      620,000      142,394  
 Occupancy      Style      ResidualValue      CostByManual      E.C.F.  
 Single Family      2-STORY      477,606      348,672      1.370





Neighborhoods Used: R-122.NEW VICTORIAN CONDO

337 E CADY ST  
Parcel Number 301      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
48 004 03 0005    05/02/2022    R-122    401            520,000       87,382  
Occupancy            %Good    ResidualValue    CostByManual    E.C.F.  
Single Family        80            432,618            239,830            1.804  
CONDO



335 E CADY ST  
Parcel Number 301      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
48 004 03 0008    01/31/2022    R-122    401            435,000       87,382  
Occupancy            %Good    ResidualValue    CostByManual    E.C.F.  
Single Family        80            347,618            241,996            1.436  
CONDO



321 E CADY ST  
Parcel Number 301      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
48 004 03 0003    08/25/2021    R-122    401            485,000       87,382  
Occupancy            %Good    ResidualValue    CostByManual    E.C.F.  
Single Family        80            397,618            269,853            1.473  
CONDO



323 E CADY ST  
Parcel Number 301      \*\* Valid Sale    \*\* Class    AdjSalePrice    LandValue  
48 004 03 0002    05/26/2021    R-122    401            500,000       87,382  
Occupancy            %Good    ResidualValue    CostByManual    E.C.F.  
Single Family        80            412,618            274,717            1.502  
CONDO







Neighborhoods Used: R-126.NORTH 320 CONDO

100 N CENTER COVE  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48 001 04 0670 008      07/29/2022      R-126      401      595,000      120,000  
 Occupancy      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      CONDO      91      475,000      346,486      1.371



114 N CENTER COVE  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48 001 04 0670 014      07/26/2022      R-126      401      720,300      120,000  
 Occupancy      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      CONDO      96      600,300      373,999      1.605



109 N CENTER COVE  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48 001 04 0670 005      06/29/2022      R-126      401      795,000      120,000  
 Occupancy      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      CONDO      95      675,000      439,735      1.535



108 N CENTER COVE  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48 001 04 0670 012      06/07/2022      R-126      401      850,000      120,000  
 Occupancy      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      CONDO      96      730,000      384,814      1.897



112 N CENTER COVE  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48 001 04 0670 016      05/11/2022      R-126      401      865,000      120,000  
 Occupancy      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      CONDO      96      745,000      352,026      2.116



105 N CENTER COVE  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48 001 04 0670 003      03/07/2022      R-126      401      839,000      120,000  
 Occupancy      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      CONDO      95      719,000      381,707      1.884



111 N CENTER COVE  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48 001 04 0670 006      02/11/2022      R-126      401      1,510,000      245,337  
 Occupancy      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      CONDO      86      1,264,663      801,520      1.578

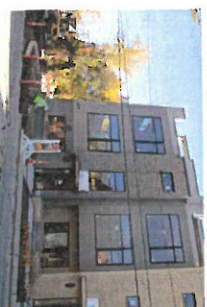


102 N CENTER COVE  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48 001 04 0670 009      12/06/2021      R-126      401      895,000      120,000  
 Occupancy      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      CONDO      96      775,000      491,992      1.575



Neighborhoods Used: R-126,NORTH 320 CONDO

115 N CENTER COVE	**	Valid Sale	**	Class	AdjSalePrice	LandValue
Parcel Number		11/19/2021		R-126	401	120,000
48 001 04 0670 007		%Good		ResidualValue	CostByManual	E.C.F.
Occupancy		95		615,000	406,562	1.513
Single Family						



103 N CENTER COVE	**	Valid Sale	**	Class	AdjSalePrice	LandValue
Parcel Number		11/08/2021		R-126	401	120,000
48 001 04 0670 002		%Good		ResidualValue	CostByManual	E.C.F.
Occupancy		95		745,000	402,616	1.850
Single Family						









715 RANDOLPH ST # 116  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
48 002 13 0024 000 08/15/2022 R-127 401 176,000 45,000  
Occupancy %Good ResidualValue CostByManual E.C.F.  
Single Family 1 STY. CONDO 73 131,000 129,273 1.013



705 RANDOLPH ST # 211  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
48 002 13 0031 000 04/13/2022 R-127 401 168,000 45,000  
Occupancy %Good ResidualValue CostByManual E.C.F.  
Single Family 1 STY. CONDO 73 123,000 129,273 0.951



715 RANDOLPH ST # 115  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
48 002 13 0023 000 03/03/2022 R-127 401 175,000 45,000  
Occupancy %Good ResidualValue CostByManual E.C.F.  
Single Family 1 STY. CONDO 73 130,000 129,273 1.006



745 RANDOLPH ST # 223  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
48 002 13 0049 000 01/26/2022 R-127 401 177,025 45,000  
Occupancy %Good ResidualValue CostByManual E.C.F.  
Single Family 1 STY. CONDO 73 132,025 157,045 0.841



745 RANDOLPH ST # 123  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
48 002 13 0043 000 10/08/2021 R-127 401 175,000 45,000  
Occupancy %Good ResidualValue CostByManual E.C.F.  
Single Family 1 STY. CONDO 73 130,000 157,045 0.828



735 RANDOLPH ST # 221  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
48 002 13 0047 000 07/12/2021 R-127 401 172,000 45,000  
Occupancy %Good ResidualValue CostByManual E.C.F.  
Single Family 1 STY. CONDO 73 127,000 157,045 0.809



725 RANDOLPH ST # 119  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
48 002 13 0027 000 04/16/2021 R-127 401 169,500 45,000  
Occupancy %Good ResidualValue CostByManual E.C.F.  
Single Family 1 STY. CONDO 73 124,500 129,273 0.963











Neighborhoods Used: R-103.RESIDENTIAL NEIGHBORHOOD - 103

132 RANDOLPH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
48 002 01 0552 000	02/15/2023	R-103 401	450,000	341,567
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	45	108,433	159,253	0.681
		1 3/4-ST		



462 EAST ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
48 002 01 0576 000	10/12/2022	R-103 401	325,000	209,527
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	45	115,473	113,072	1.021
		DUPLEX		



320 LINDEN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
48 002 01 0460 000	10/05/2022	R-103 401	620,000	107,251
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	70	512,749	225,695	2.272
		1 3/4-ST		



404 DUBUAR ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
48 002 02 0434 000	08/09/2022	R-103 401	875,000	129,372
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	47	745,628	289,783	2.573
		1 3/4-ST		



627 NATALIE LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
48 002 02 0441 307	07/07/2022	R-103 401	1,175,000	258,943
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	80	916,057	458,221	1.999
		2-STORY		



212 N WING ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
48 002 01 0526 000	04/28/2022	R-103 401	360,000	96,965
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	45	263,035	94,326	2.789
		CAPE		



538 RANDOLPH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
48 002 14 0001 000	01/04/2022	R-103 401	1,125,000	518,720
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	64	606,280	688,603	0.880
		RANCH		



212 N WING ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
48 002 01 0526 000	11/12/2021	R-103 401	300,000	96,965
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	45	203,035	94,326	2.152
		CAPE		



Neighborhoods Used: R-103,RESIDENTIAL NEIGHBORHOOD - 103

509 RANDOLPH ST  
Parcel Number 001      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
48 002 02 0453      10/29/2021      R-103      401      300,000      256,484  
Occupancy Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      RANCH      45      43,516      73,232      0.594



617 N CENTER ST  
Parcel Number 301      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
48 002 01 0606      08/04/2021      R-103      401      350,000      143,402  
Occupancy Style      %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      1 3/4-ST      45      206,598      85,127      2.427









Neighborhoods Used: R-106.RESIDENTIAL NEIGHBORHOOD - 106

236 WEST ST  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
48 002 01 0484 001 03/17/2023 R-106 401 375,000 155,658  
Occupancy %Good ResidualValue CostByManual E.C.F.  
Single Family SPLIT 54 219,342 107,224 2.046



508 W MAIN ST  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
48 002 02 0400 000 03/14/2023 R-106 401 425,000 191,091  
Occupancy %Good ResidualValue CostByManual E.C.F.  
Single Family 1 3/4-ST 45 233,909 132,990 1.759



212 WEST ST  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
48 002 01 0490 000 12/02/2022 R-106 401 450,000 136,239  
Occupancy %Good ResidualValue CostByManual E.C.F.  
Single Family 2-STORY 45 313,761 162,885 1.926



515 W DUNLAP ST  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
48 002 02 0405 000 08/12/2022 R-106 401 650,000 207,093  
Occupancy %Good ResidualValue CostByManual E.C.F.  
Single Family 1 3/4-ST 51 442,907 160,121 2.766



213 HIGH ST  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
48 002 01 0503 000 07/28/2022 R-106 401 573,500 159,275  
Occupancy %Good ResidualValue CostByManual E.C.F.  
Single Family 2-STORY 56 414,225 153,045 2.707



211 W DUNLAP ST  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
48 002 01 0511 001 05/26/2022 R-106 401 465,000 99,263  
Occupancy %Good ResidualValue CostByManual E.C.F.  
Single Family 1 3/4-ST 61 365,737 131,356 2.784



211 W DUNLAP ST  
Parcel Number \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
48 002 01 0511 001 06/15/2021 R-106 401 405,000 99,263  
Occupancy %Good ResidualValue CostByManual E.C.F.  
Single Family 1 3/4-ST 61 305,737 131,356 2.328







Neighborhoods Used: R-107.RESIDENTIAL NEIGHBORHOOD - 107

700 W MAIN ST  
 Parcel Number 03/22/2023 R-107 401 AdjSalePrice LandValue  
 48 002 02 0372 005 750,000 404,139  
 Occupancy %Good ResidualValue CostByManual E.C.F.  
 Single Family 53 345,861 174,811 1.978  
 RANCH



323 ORCHARD DR  
 Parcel Number 11/15/2022 R-107 401 AdjSalePrice LandValue  
 48 003 02 0037 002 325,000 122,554  
 Occupancy %Good ResidualValue CostByManual E.C.F.  
 Single Family 46 202,446 86,384 2.344  
 RANCH



960 SCOTT CT  
 Parcel Number 10/14/2022 R-107 401 AdjSalePrice LandValue  
 48 005 04 0004 000 680,000 175,000  
 Occupancy %Good ResidualValue CostByManual E.C.F.  
 Single Family 79 505,000 350,961 1.439  
 2-STORY



350 ORCHARD DR  
 Parcel Number 10/11/2022 R-107 401 AdjSalePrice LandValue  
 48 003 02 0056 002 1,250,000 200,944  
 Occupancy %Good ResidualValue CostByManual E.C.F.  
 Single Family 68 1,049,056 461,945 2.271  
 2-STORY



230 FAIRBROOK ST  
 Parcel Number 10/04/2022 R-107 401 AdjSalePrice LandValue  
 48 003 03 0269 001 1,200,000 256,214  
 Occupancy %Good ResidualValue CostByManual E.C.F.  
 Single Family 84 943,786 517,145 1.825  
 2-STORY



712 THAYER BLVD  
 Parcel Number 07/29/2022 R-107 401 AdjSalePrice LandValue  
 48 003 02 0041 004 384,000 133,083  
 Occupancy %Good ResidualValue CostByManual E.C.F.  
 Single Family 46 250,917 116,894 2.147  
 CAPE



352 ORCHARD DR  
 Parcel Number 06/30/2022 R-107 401 AdjSalePrice LandValue  
 48 003 02 0057 001 1,850,000 297,944  
 Occupancy %Good ResidualValue CostByManual E.C.F.  
 Single Family 82 1,552,056 884,110 1.756  
 2-STORY



646 THAYER BLVD  
 Parcel Number 05/18/2022 R-107 401 AdjSalePrice LandValue  
 48 003 02 0043 003 1,200,000 160,000  
 Occupancy %Good ResidualValue CostByManual E.C.F.  
 Single Family 65 1,040,000 401,045 2.593  
 2-STORY



Neighborhoods Used: R-107, RESIDENTIAL NEIGHBORHOOD - 107

980 SCOTT CT  
Parcel Number 48 005 04 0003 000  
Occupancy Single Family  
Style 2-STORY  
Valid Sale 12/07/2021  
R-107  
%Good 79  
Class 401  
ResidualValue 550,000  
AdjSalePrice 725,000  
CostByManual 376,635  
LandValue 175,000  
E.C.F. 1.460



682 THAYER BLVD  
Parcel Number 48 003 02 0042 002  
Occupancy Single Family  
Style 2-STORY  
Valid Sale 11/04/2021  
R-107  
%Good 79  
Class 401  
ResidualValue 947,272  
AdjSalePrice 1,065,000  
CostByManual 463,465  
LandValue 117,728  
E.C.F. 2.044



300 FAIRBROOK ST  
Parcel Number 48 003 03 0270 005  
Occupancy Single Family  
Style RANCH  
Valid Sale 10/13/2021  
R-107  
%Good 60  
Class 401  
ResidualValue 384,689  
AdjSalePrice 680,000  
CostByManual 141,938  
LandValue 295,311  
E.C.F. 2.710



300 FAIRBROOK ST  
Parcel Number 48 003 03 0270 005  
Occupancy Single Family  
Style RANCH  
Valid Sale 10/06/2021  
R-107  
%Good 60  
Class 401  
ResidualValue 384,689  
AdjSalePrice 680,000  
CostByManual 141,938  
LandValue 295,311  
E.C.F. 2.710



612 ORCHARD DR  
Parcel Number 48 005 02 0003 000  
Occupancy Single Family  
Style CAPE  
Valid Sale 09/22/2021  
R-107  
%Good 46  
Class 401  
ResidualValue 322,930  
AdjSalePrice 477,500  
CostByManual 126,916  
LandValue 154,570  
E.C.F. 2.544



435 EATON DR  
Parcel Number 48 003 02 0014 003  
Occupancy Single Family  
Style 2-STORY  
Valid Sale 09/17/2021  
R-107  
%Good 46  
Class 401  
ResidualValue 586,169  
AdjSalePrice 770,000  
CostByManual 266,219  
LandValue 183,831  
E.C.F. 2.202



319 S ROGERS ST  
Parcel Number 48 003 01 0332 000  
Occupancy Single Family  
Style 2-STORY  
Valid Sale 06/30/2021  
R-107  
%Good 80  
Class 401  
ResidualValue 620,854  
AdjSalePrice 787,000  
CostByManual 375,242  
LandValue 166,146  
E.C.F. 1.655



480 ORCHARD DR  
Parcel Number 48 005 02 0027 000  
Occupancy Single Family  
Style 2-STORY  
Valid Sale 06/23/2021  
R-107  
%Good 83  
Class 401  
ResidualValue 696,633  
AdjSalePrice 830,000  
CostByManual 563,864  
LandValue 133,367  
E.C.F. 1.235





120 FAIRBROOK ST  
 Parcel Number      \*\*    Valid Sale    \*\* Class    AdjSalePrice    LandValue  
 48 003 03 0236 000    06/22/2021    R-107    401            519,600       223,488  
 Occupancy    Style    %Good    ResidualValue    CostByManual    E.C.F.  
 Single Family    1 3/4-ST    45            296,112            144,041            2.056



270 S CENTER ST  
 Parcel Number      \*\*    Valid Sale    \*\* Class    AdjSalePrice    LandValue  
 48 003 03 0221 000    06/14/2021    R-107    401            485,000       156,010  
 Occupancy    Style    %Good    ResidualValue    CostByManual    E.C.F.  
 Single Family    1 3/4-ST    57            328,990            170,786            1.926



212 S ROGERS ST  
 Parcel Number      \*\*    Valid Sale    \*\* Class    AdjSalePrice    LandValue  
 48 003 02 0003 001    04/02/2021    R-107    401            481,000       179,342  
 Occupancy    Style    %Good    ResidualValue    CostByManual    E.C.F.  
 Single Family    CAPE        48            301,658            124,469            2.424





Neighborhoods Used: R-109, RESIDENTIAL NEIGHBORHOOD - 109

522 FAIRBROOK ST  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48 003 02 0011 000      03/31/2022      R-109      401      525,000      215,532  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      1 3/4-ST      45      309,468      174,627      1.772



629 FAIRBROOK ST  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48 003 01 0346 001      07/30/2021      R-109      401      1,445,000      402,923  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      2-STORY      87      1,042,077      856,590      1.217



370 S ROGERS ST  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48 003 02 0010 000      06/08/2021      R-109      401      905,000      390,993  
 Occupancy      Style      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      2-STORY      52      514,007      450,599      1.141



Neighborhoods Used: R-109.RESIDENTIAL NEIGHBORHOOD - 109

Valid Sales	Invalid Sales	Statistics for this Analysis
3	0	
After Application of E.C.F.'s		
7.46	7.14	7.14
		9.60
		11.82
		0.971

\*\*\*\*\* Economic Condition Factor Estimates (# of data points) \*\*\*\*\*

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 3/4-ST	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)
1 STY. CONDO	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)
2-STORY	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)
2.5-STORY	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)
BI-LVL	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)
CAPE	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)
CONDO	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)
DUPLEX	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)
HISTORICAL	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)
RANCH	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)
SPLIT	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)
TRI-LVL	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)	1.259 (3)

Single Family E.C.F. : 1.259 (3)  
 Mobile Home E.C.F. : 1.000 (0)  
 Town Home E.C.F. : 1.000 (0)  
 Agricultural E.C.F. : 1.000 (0)  
 Commercial E.C.F. : 1.000 (0)

\*\*\*\*\* Settings for this Analysis \*\*\*\*\*

Starting Date: 04/01/2021  
 Ending Date: 03/31/2023  
 Terms Selected: 1

Analyze by Style:  
 Analyze by %Good: X  
 Show Valid Data : X  
 Show Invalid Data :  
 Show Costs and Residuals:  
 Use Infl. Adj. Sale Prices:  
 Neighborhood(s): R-109 - RESIDENTIAL NEIGHBORHOOD - 109

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Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
Max # of Ag. Buildings: 30	Maximum E.C.F. (Residential): 3.00
	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00



Neighborhoods Used: R-114.ST LAWRENCE CONDO

216 ST LAWRENCE BLVD

Parcel Number	48 003 05 0010	000	** Valid Sale	** Class	AdjSalePrice	LandValue
Occupancy	Style		09/21/2022	R-114 401	484,000	100,593
Single Family	SPLIT		%Good	ResidualValue	CostByManual	E.C.F.
			72	383,407	317,958	1.206



314 ST LAWRENCE BLVD

Parcel Number	48 003 05 0044	000	** Valid Sale	** Class	AdjSalePrice	LandValue
Occupancy	Style		08/01/2022	R-114 401	480,000	100,593
Single Family	SPLIT		%Good	ResidualValue	CostByManual	E.C.F.
			75	379,407	333,105	1.139



407 COVINGTON CT

Parcel Number	48 003 05 0083	000	** Valid Sale	** Class	AdjSalePrice	LandValue
Occupancy	Style		03/30/2022	R-114 401	500,000	100,372
Single Family	SPLIT		%Good	ResidualValue	CostByManual	E.C.F.
			74	399,628	326,789	1.223



241 ST LAWRENCE LN

Parcel Number	48 003 05 0059	000	** Valid Sale	** Class	AdjSalePrice	LandValue
Occupancy	Style		03/22/2022	R-114 401	425,000	100,593
Single Family	CONDO		%Good	ResidualValue	CostByManual	E.C.F.
			73	324,407	355,980	0.911



230 ST LAWRENCE BLVD

Parcel Number	48 003 05 0043	000	** Valid Sale	** Class	AdjSalePrice	LandValue
Occupancy	Style		12/08/2021	R-114 401	450,000	100,593
Single Family	RANCH		%Good	ResidualValue	CostByManual	E.C.F.
			93	349,407	446,801	0.782



138 HAMPTON CT

Parcel Number	48 003 05 0033	000	** Valid Sale	** Class	AdjSalePrice	LandValue
Occupancy	Style		11/24/2021	R-114 401	427,000	100,593
Single Family	RANCH		%Good	ResidualValue	CostByManual	E.C.F.
			72	326,407	264,184	1.236



218 ST LAWRENCE BLVD

Parcel Number	48 003 05 0011	000	** Valid Sale	** Class	AdjSalePrice	LandValue
Occupancy	Style		06/04/2021	R-114 401	400,000	100,593
Single Family	RANCH		%Good	ResidualValue	CostByManual	E.C.F.
			72	299,407	330,766	0.905



422 COVINGTON CT

Parcel Number	48 003 05 0076	000	** Valid Sale	** Class	AdjSalePrice	LandValue
Occupancy	Style		06/01/2021	R-114 401	393,000	100,593
Single Family	SPLIT		%Good	ResidualValue	CostByManual	E.C.F.
			75	292,407	324,109	0.902





# OAKLAND COUNTY

2024 ECF

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Neighborhoods Used: R003.R003 ABBEY KNOLL

1008 GLENHILL  
Parcel Number 48-22-33-328-022  
Occupancy Single Family  
Style 2-STORY  
%Good 64  
Valid Sale 10/14/2022 R003  
Class 401  
ResidualValue 384,211  
AdjSalePrice 580,000  
CostByManual 495,803  
LandValue 195,789  
E.C.F. 0.775



1015 PORTSMERE  
Parcel Number 48-22-33-451-007  
Occupancy Single Family  
Style SPLIT  
%Good 63  
Valid Sale 09/16/2022 R003  
Class 401  
ResidualValue 300,388  
AdjSalePrice 585,000  
CostByManual 479,725  
LandValue 284,612  
E.C.F. 0.626



1032 ANDOVER  
Parcel Number 48-22-33-377-004  
Occupancy Single Family  
Style 2-STORY  
%Good 64  
Valid Sale 08/10/2022 R003  
Class 401  
ResidualValue 525,443  
AdjSalePrice 680,000  
CostByManual 584,427  
LandValue 154,557  
E.C.F. 0.899



1027 GLENHILL  
Parcel Number 48-22-33-376-036  
Occupancy Single Family  
Style SPLIT  
%Good 63  
Valid Sale 07/13/2022 R003  
Class 401  
ResidualValue 434,339  
AdjSalePrice 585,000  
CostByManual 459,332  
LandValue 150,661  
E.C.F. 0.946



950 WHITEGATE  
Parcel Number 48-22-33-377-002  
Occupancy Single Family  
Style 2-STORY  
%Good 63  
Valid Sale 05/25/2022 R003  
Class 401  
ResidualValue 552,892  
AdjSalePrice 751,000  
CostByManual 501,286  
LandValue 198,108  
E.C.F. 1.103



1032 ELMSMERE  
Parcel Number 48-22-33-327-006  
Occupancy Single Family  
Style SPLIT  
%Good 64  
Valid Sale 05/18/2022 R003  
Class 401  
ResidualValue 476,048  
AdjSalePrice 625,000  
CostByManual 515,810  
LandValue 148,952  
E.C.F. 0.923



953 WHITEGATE  
Parcel Number 48-22-33-376-023  
Occupancy Single Family  
Style 2-STORY  
%Good 65  
Valid Sale 12/15/2021 R003  
Class 401  
ResidualValue 502,878  
AdjSalePrice 640,000  
CostByManual 426,026  
LandValue 137,122  
E.C.F. 1.180



1036 PORTSMERE  
Parcel Number 48-22-33-378-007  
Occupancy Single Family  
Style 2-STORY  
%Good 65  
Valid Sale 09/10/2021 R003  
Class 401  
ResidualValue 473,892  
AdjSalePrice 617,000  
CostByManual 610,792  
LandValue 143,108  
E.C.F. 0.776



Neighborhoods Used: R003.R003 ABBEY KNOLL

980 WHITEGATE      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
Parcel Number      08/09/2021      R003      401      495,000      150,264  
48-22-33-402-009      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Occupancy      2-STORY      63      344,736      407,271      0.846  
Single Family



1039 GLENHILL      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
Parcel Number      07/12/2021      R003      401      555,000      180,793  
48-22-33-376-038      Style      %Good      ResidualValue      CostByManual      E.C.F.  
Occupancy      2-STORY      63      374,207      452,776      0.826  
Single Family









Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Property Class	
48 001 04 0718 011	111 GRISWOLD	05/17/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$134,500	44.83	\$317,255	\$159,999	\$140,001	\$157,888	0.887	1,128	\$124.11	COM 6	53.5809		\$155,676	201	
48 002 01 0559 000	315 N CENTER	03/27/23	\$675,000	PTA	03-ARM'S LENGTH	\$675,000	\$236,900	35.10	\$628,718	\$184,580	\$490,420	\$397,973	1.232	2,548	\$192.47	COM 1	19.0228	2-STORY	\$166,894	201	
48 002 02 0398 000	520 W MAIN	12/31/21	\$1,100,000	PTA	03-ARM'S LENGTH	\$1,100,000	\$608,500	55.32	\$1,197,860	\$399,567	\$700,433	\$789,607	0.887	7,167	\$97.73	COM 7	53.5457		\$384,010	201	
48 004 02 0014 000	410 E MAIN	11/02/21	\$680,000	PTA	03-ARM'S LENGTH	\$680,000	\$182,800	26.88	\$453,904	\$121,416	\$558,584	\$297,928	1.875	1,992	\$280.41	COM 1	45.2372	1 3/4-ST	\$110,392	201	
48 004 02 0018 000	342 E MAIN	06/13/22	\$500,000	PTA	03-ARM'S LENGTH	\$500,000	\$260,600	52.12	\$367,718	\$245,660	\$254,340	\$109,371	2.325	2,591	\$98.16	COM 1	90.2958	2-STORY	\$234,464	201	
48 004 02 0115 302	598 S MAIN	10/27/22	\$510,000	PTA	03-ARM'S LENGTH	\$510,000	\$291,100	57.08	\$508,737	\$152,001	\$357,999	\$269,438	1.329	3,600	\$99.44	COM 2	9.3635		\$134,844	201	
<b>Totals:</b>			<b>\$3,765,000</b>			<b>\$3,765,000</b>	<b>\$1,714,400</b>		<b>\$3,474,192</b>		<b>\$2,501,777</b>	<b>\$2,022,205</b>			<b>\$148.72</b>		<b>18.5370</b>				
								<b>Sale. Ratio =&gt;</b>	<b>45.54</b>			<b>E.C.F. =&gt;</b>	<b>1.237</b>	<b>Std. Deviation=&gt;</b>		<b>0.572498065</b>					
								<b>Std. Dev. =&gt;</b>	<b>12.08</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.423</b>	<b>Ave. Varlance=&gt;</b>		<b>45.1776</b>	<b>Coefficient of Var=&gt;</b>		<b>31.75882779</b>		



Neighborhoods Used: RC018.COVES/ N'VILLE CONDO

21040 BOULDER CIRCLE

Parcel Number	48-22-34-351-065	** Valid Sale	12/16/2022	RC018	** Class	401	AdjSalePrice	260,000	LandValue	65,000
Occupancy	Single Family	%Good	69	ResidualValue	195,000	CostByManual	206,027	E.C.F.	0.946	
		Style			RANCH					



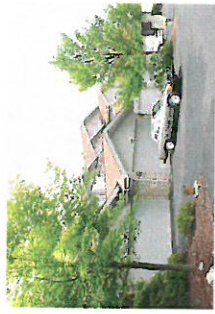
21086 BOULDER

Parcel Number	48-22-34-351-045	** Valid Sale	12/14/2022	RC018	** Class	401	AdjSalePrice	298,000	LandValue	65,000
Occupancy	Single Family	%Good	69	ResidualValue	233,000	CostByManual	255,364	E.C.F.	0.912	
		Style			CONDO					



21078 BOULDER

Parcel Number	48-22-34-351-049	** Valid Sale	09/30/2022	RC018	** Class	401	AdjSalePrice	240,000	LandValue	65,000
Occupancy	Single Family	%Good	69	ResidualValue	175,000	CostByManual	243,545	E.C.F.	0.719	
		Style			2-STORY					



21098 BOULDER

Parcel Number	48-22-34-351-040	** Valid Sale	03/09/2022	RC018	** Class	401	AdjSalePrice	270,000	LandValue	65,000
Occupancy	Single Family	%Good	69	ResidualValue	205,000	CostByManual	206,368	E.C.F.	0.993	
		Style			RANCH					



21076 BOULDER

Parcel Number	48-22-34-351-050	** Valid Sale	09/16/2021	RC018	** Class	401	AdjSalePrice	235,000	LandValue	65,000
Occupancy	Single Family	%Good	62	ResidualValue	170,000	CostByManual	201,592	E.C.F.	0.843	
		Style			RANCH					



21046 BOULDER

Parcel Number	48-22-34-351-063	** Valid Sale	07/01/2021	RC018	** Class	401	AdjSalePrice	226,000	LandValue	65,000
Occupancy	Single Family	%Good	62	ResidualValue	161,000	CostByManual	201,533	E.C.F.	0.799	
		Style			RANCH					







Neighborhoods Used: RC016.LEXINGTON CONDO/ PH 1

868 YORKTOWN COURT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
48-22-33-476-088	01/31/2023	RC016 401	328,500	65,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	58	263,500	169,442	1.555



1082 WASHINGTON

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
48-22-33-476-047	11/09/2022	RC016 401	350,000	65,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	56	285,000	186,936	1.525



1048 BRISTOL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
48-22-33-476-030	10/05/2022	RC016 401	327,500	65,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	65	262,500	193,796	1.355



870 YORKTOWN COURT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
48-22-33-476-095	09/21/2022	RC016 401	351,500	65,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	59	286,500	192,569	1.488



1116 WASHINGTON

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
48-22-33-476-054	08/22/2022	RC016 401	307,500	65,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	56	242,500	182,638	1.328



904 WILLIAMSBURG

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
48-22-33-476-071	08/19/2022	RC016 401	320,000	65,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	56	255,000	174,381	1.462



1118 WASHINGTON

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
48-22-33-476-055	06/28/2022	RC016 401	329,000	65,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	56	264,000	153,015	1.725



846 YORKTOWN COURT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
48-22-33-476-080	06/10/2021	RC016 401	300,000	65,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	56	235,000	159,265	1.476



12/29/2023  
09:17 AM

Neighborhoods Used: RC016, LEXINGTON CONDO/ PH 1

904 WILLIAMSBURG      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 Parcel Number      06/07/2021      RC016      401      291,000      65,000  
 48-22-33-476-071      %Good      ResidualValue      CostByManual      E.C.F.  
 Occupancy      56      226,000      174,381      1.296  
 Single Family      2-STORY



1054 BRISTOL      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 Parcel Number      06/02/2021      RC016      401      230,000      65,000  
 48-22-33-476-033      %Good      ResidualValue      CostByManual      E.C.F.  
 Occupancy      56      165,000      185,145      0.891  
 Single Family      2-STORY



868 YORKTOWN COURT      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 Parcel Number      05/10/2021      RC016      401      238,000      65,000  
 48-22-33-476-088      %Good      ResidualValue      CostByManual      E.C.F.  
 Occupancy      58      173,000      169,442      1.021  
 Single Family      2-STORY



880 YORKTOWN COURT      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 Parcel Number      05/06/2021      RC016      401      237,000      65,000  
 48-22-33-476-090      %Good      ResidualValue      CostByManual      E.C.F.  
 Occupancy      59      172,000      171,695      1.002  
 Single Family      2-STORY



908 WILLIAMSBURG      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 Parcel Number      04/05/2021      RC016      401      281,000      65,000  
 48-22-33-476-069      %Good      ResidualValue      CostByManual      E.C.F.  
 Occupancy      56      216,000      182,838      1.181  
 Single Family      2-STORY









954 NEW HAVEN  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48-22-33-476-126    11/21/2022    RC017      401                    205,000      65,000  
 Occupancy            %Good      ResidualValue      CostByManual      E.C.F.F.  
 Single Family        62            140,000            169,000            0.828



1100 WASHINGTON  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48-22-33-476-205    11/03/2022    RC017      401                    265,000      65,000  
 Occupancy            %Good      ResidualValue      CostByManual      E.C.F.F.  
 Single Family        67            200,000            172,986            1.156



1228 CHARLESTON  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48-22-33-476-193    10/26/2022    RC017      401                    290,000      65,000  
 Occupancy            %Good      ResidualValue      CostByManual      E.C.F.F.  
 Single Family        67            225,000            221,685            1.015



814 REVERE  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48-22-33-476-165    06/23/2022    RC017      401                    310,000      65,000  
 Occupancy            %Good      ResidualValue      CostByManual      E.C.F.F.  
 Single Family        64            245,000            213,306            1.149



1096 WASHINGTON  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48-22-33-476-203    05/11/2022    RC017      401                    272,500      65,000  
 Occupancy            %Good      ResidualValue      CostByManual      E.C.F.F.  
 Single Family        67            207,500            231,028            0.898



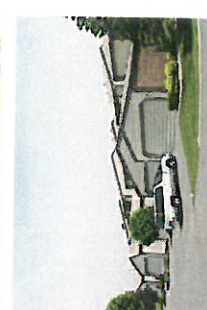
1134 CONCORD  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48-22-33-476-152    01/14/2022    RC017      401                    289,000      65,000  
 Occupancy            %Good      ResidualValue      CostByManual      E.C.F.F.  
 Single Family        64            224,000            198,080            1.131



960 NEW HAVEN  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48-22-33-476-128    10/05/2021    RC017      401                    285,000      65,000  
 Occupancy            %Good      ResidualValue      CostByManual      E.C.F.F.  
 Single Family        62            220,000            153,579            1.432



1256 CHARLESTON  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48-22-33-476-156    09/15/2021    RC017      401                    280,000      65,000  
 Occupancy            %Good      ResidualValue      CostByManual      E.C.F.F.  
 Single Family        64            215,000            194,267            1.107



09:21 AM  
Neighborhoods Used: RC017, LEXINGTON CONDO / PH 2

942 NEW HAVEN	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	09/15/2021	RC017 401	235,000	65,000
48-22-33-476-120	%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	62	170,000	155,449	1.094
Single Family				



1226 CHARLESTON	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	08/09/2021	RC017 401	236,000	65,000
48-22-33-476-192	%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	67	171,000	222,470	0.769
Single Family				



1256 CHARLESTON	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	06/04/2021	RC017 401	200,000	65,000
48-22-33-476-156	%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	64	135,000	194,267	0.695
Single Family				



1138 CONCORD	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	04/06/2021	RC017 401	273,000	65,000
48-22-33-476-150	%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	64	208,000	183,821	1.132
Single Family				









Neighborhoods Used: R006.R006 LEXINGTON NORTH (E)

518 MORGAN CR  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48-22-34-302-014    11/22/2023    R006      401      430,000      117,496  
 Occupancy            %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      2-STORY    55      312,504      251,739      1.241



462 MORGAN CR  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48-22-34-302-021    08/14/2023    R006      401      614,000      126,754  
 Occupancy            %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      2-STORY    75      487,246      385,847      1.263



594 MORGAN CR  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48-22-34-303-016    06/28/2023    R006      401      535,000      92,118  
 Occupancy            %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      2-STORY    65      442,882      292,237      1.515



502 MORGAN CR  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48-22-34-302-016    07/11/2022    R006      401      450,000      93,942  
 Occupancy            %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      2-STORY    55      356,058      220,547      1.614





Neighborhoods Used: R005.LEXINGTON NORTH (W)

1016 SPRINGFIELD CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
48-22-33-427-041	06/08/2023	R005 401	540,000	118,862
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	65	421,138	323,270	1.303
Style				
2-STORY				



782 BRADBURN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
48-22-33-427-016	04/03/2023	R005 401	617,500	95,755
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	56	521,745	340,774	1.531
Style				
2-STORY				





Neighborhoods Used: R009.N OAKWOOD

965 GRACE									
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue					
48-22-34-404-010	03/30/2023	R009	625,000	209,370					
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.					
Single Family	45	415,630	224,045	1.855					
		RANCH							







Neighborhoods Used: R008.NORTH CENTER

816 N CENTER ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
48-22-34-451-019	10/14/2022 R008	401	495,000	229,417
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	51	265,583	165,067	1.609





Neighborhoods Used: R001.R001 N'VILLE ESTATES-NEW

47062 ELMSMERE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
48-22-33-302-011	12/16/2022	R001 401	525,000	80,508
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	74	444,492	438,484	1.014
		Style		
		2-STORY		



47011 ELMSMERE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
48-22-33-301-004	04/07/2022	R001 401	350,000	97,402
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	70	252,598	275,260	0.918
		Style		
		RANCH		



21630 STANSTEAD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
48-22-33-304-002	09/30/2021	R001 401	472,000	98,814
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	63	373,186	357,013	1.045
		Style		
		CAPE		



46931 ELMSMERE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
48-22-33-301-007	07/21/2021	R001 401	399,000	98,169
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	71	300,831	531,821	0.566
		Style		
		2-STORY		







47010 DUNSANY  
Parcel Number 03/03/2023 R002 401 AdjSalePrice LandValue  
48-22-33-353-010 310,000 93,584  
Occupancy %Good ResidualValue CostByManual E.C.F.  
Single Family RANCH 45 212,623 149,778 1.420  
Agricultural Buildings: ResidualValue CostByManual E.C.F.  
3793 2672 1.420



47111 S CHIGWIDDEN  
Parcel Number 10/11/2022 R002 401 AdjSalePrice LandValue  
48-22-33-352-010 410,000 96,586  
Occupancy %Good ResidualValue CostByManual E.C.F.  
Single Family RANCH 45 313,414 150,818 2.078



21412 HOLMBURY  
Parcel Number 08/19/2022 R002 401 AdjSalePrice LandValue  
48-22-33-303-007 465,000 102,923  
Occupancy %Good ResidualValue CostByManual E.C.F.  
Single Family RANCH 62 362,077 290,504 1.246



21371 STANSTEAD  
Parcel Number 05/04/2022 R002 401 AdjSalePrice LandValue  
48-22-33-303-012 490,000 96,699  
Occupancy %Good ResidualValue CostByManual E.C.F.  
Single Family TRI-LVL 45 393,301 151,163 2.602



20930 E CHIGWIDDEN  
Parcel Number 02/11/2022 R002 401 AdjSalePrice LandValue  
48-22-33-376-009 459,000 99,761  
Occupancy %Good ResidualValue CostByManual E.C.F.  
Single Family TRI-LVL 45 359,239 196,359 1.829



21371 STANSTEAD  
Parcel Number 01/14/2022 R002 401 AdjSalePrice LandValue  
48-22-33-303-012 305,000 96,699  
Occupancy %Good ResidualValue CostByManual E.C.F.  
Single Family TRI-LVL 45 208,301 151,163 1.378



47131 S CHIGWIDDEN  
Parcel Number 12/30/2021 R002 401 AdjSalePrice LandValue  
48-22-33-352-004 365,500 91,885  
Occupancy %Good ResidualValue CostByManual E.C.F.  
Single Family 2-STORY 46 273,615 170,979 1.600

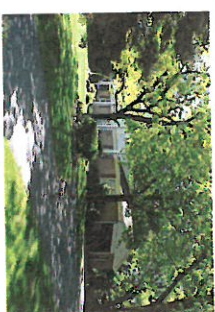


20826 E CHIGWIDDEN  
Parcel Number 10/22/2021 R002 401 AdjSalePrice LandValue  
48-22-33-376-012 505,000 101,435  
Occupancy %Good ResidualValue CostByManual E.C.F.  
Single Family 2-STORY 50 403,565 212,176 1.902

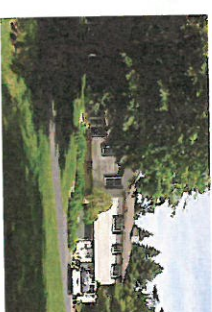


Neighborhoods Used: R002,R002 N'VILLE ESTATES-OLD

46855 DUNSANY \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 Parcel Number 07/13/2021 R002 401 477,000 100,697  
 48-22-33-354-005 %Good ResidualValue CostByManual E.C.F.  
 Occupancy 51 376,303 199,184 1.889  
 Single Family 2-STORY



47250 S CHIGWIDDEN \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 Parcel Number 06/18/2021 R002 401 450,000 104,442  
 48-22-33-351-008 %Good ResidualValue CostByManual E.C.F.  
 Occupancy 45 345,558 187,527 1.843  
 Single Family TRI-LVL



47111 S CHIGWIDDEN \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 Parcel Number 06/17/2021 R002 401 405,000 96,586  
 48-22-33-352-010 %Good ResidualValue CostByManual E.C.F.  
 Occupancy 45 308,414 150,818 2.045  
 Single Family RANCH



21472 HOLMBURY \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 Parcel Number 05/24/2021 R002 401 430,000 111,061  
 48-22-33-303-005 %Good ResidualValue CostByManual E.C.F.  
 Occupancy 49 318,939 186,579 1.709  
 Single Family BI-LVL



46925 S CHIGWIDDEN \*\* Valid Sale \*\* Class AdjSalePrice LandValue  
 Parcel Number 05/14/2021 R002 401 360,000 96,918  
 48-22-33-355-010 %Good ResidualValue CostByManual E.C.F.  
 Occupancy 51 263,082 159,234 1.652  
 Single Family RANCH









Neighborhoods Used: R007,N'VILLE HEIGHTS 1,2

281 SHERRIE  
Parcel Number 03/17/2023 R007 401 AdjSalePrice LandValue  
48-22-34-327-010 351,000 81,427  
Occupancy %Good ResidualValue CostByManual E.C.F.  
Single Family 2-STORY 49 269,573 142,539 1.891



902 ELY CT  
Parcel Number 08/19/2022 R007 401 AdjSalePrice LandValue  
48-22-34-330-019 395,000 124,840  
Occupancy %Good ResidualValue CostByManual E.C.F.  
Single Family TRI-LVL 45 270,160 129,922 2.079



311 N ELY  
Parcel Number 08/05/2022 R007 401 AdjSalePrice LandValue  
48-22-34-329-015 462,000 72,600  
Occupancy %Good ResidualValue CostByManual E.C.F.  
Single Family 2-STORY 49 389,400 140,277 2.776



929 JEFFREY  
Parcel Number 07/28/2022 R007 401 AdjSalePrice LandValue  
48-22-34-303-003 385,000 70,198  
Occupancy %Good ResidualValue CostByManual E.C.F.  
Single Family 2-STORY 49 314,802 135,228 2.328



203 N ELY  
Parcel Number 06/24/2022 R007 401 AdjSalePrice LandValue  
48-22-34-329-022 323,692 74,620  
Occupancy %Good ResidualValue CostByManual E.C.F.  
Single Family RANCH 49 249,072 102,415 2.432



106 S ELY  
Parcel Number 03/18/2022 R007 401 AdjSalePrice LandValue  
48-22-34-331-017 376,000 74,903  
Occupancy %Good ResidualValue CostByManual E.C.F.  
Single Family RANCH 45 301,097 112,218 2.683



910 JEFFREY  
Parcel Number 12/21/2021 R007 401 AdjSalePrice LandValue  
48-22-34-329-009 425,000 83,914  
Occupancy %Good ResidualValue CostByManual E.C.F.  
Single Family 2-STORY 60 341,086 235,425 1.449



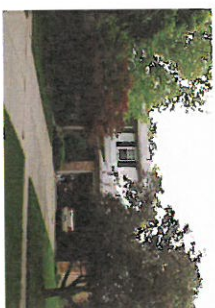
201 S ELY  
Parcel Number 12/01/2021 R007 401 AdjSalePrice LandValue  
48-22-34-332-014 295,000 71,810  
Occupancy %Good ResidualValue CostByManual E.C.F.  
Single Family RANCH 45 223,190 127,588 1.749





Neighborhoods Used: R007.N'VILLE HEIGHTS 1,2

924 JEFFREY  
 Parcel Number 48-22-34-329-008  
 Occupancy Single Family  
 Style 2-STORY  
 \*\* Valid Sale 11/24/2021 R007  
 %Good 49  
 \*\* Class 401  
 ResidualValue 300,200  
 AdjSalePrice 375,000  
 CostByManual 134,738  
 LandValue 74,800  
 E.C.F. 2.228



419 S ELY  
 Parcel Number 48-22-34-303-008  
 Occupancy Single Family  
 Style RAMCH  
 \*\* Valid Sale 09/28/2021 R007  
 %Good 49  
 \*\* Class 401  
 ResidualValue 255,137  
 AdjSalePrice 345,000  
 CostByManual 125,453  
 LandValue 89,863  
 E.C.F. 2.034



1139 JEFFREY  
 Parcel Number 48-22-34-302-002  
 Occupancy Single Family  
 Style TRI-LVL  
 \*\* Valid Sale 06/25/2021 R007  
 %Good 49  
 \*\* Class 401  
 ResidualValue 328,114  
 AdjSalePrice 430,000  
 CostByManual 143,136  
 LandValue 101,886  
 E.C.F. 2.292



209 DEBRA  
 Parcel Number 48-22-34-330-024  
 Occupancy Single Family  
 Style TRI-LVL  
 \*\* Valid Sale 06/17/2021 R007  
 %Good 47  
 \*\* Class 401  
 ResidualValue 262,695  
 AdjSalePrice 350,000  
 CostByManual 167,021  
 LandValue 87,305  
 E.C.F. 1.573



331 SHERRIE  
 Parcel Number 48-22-34-327-003  
 Occupancy Single Family  
 Style 2-STORY  
 \*\* Valid Sale 05/24/2021 R007  
 %Good 49  
 \*\* Class 401  
 ResidualValue 270,036  
 AdjSalePrice 345,000  
 CostByManual 143,295  
 LandValue 74,964  
 E.C.F. 1.884







20718 TAFT  
 Parcel Number 02/22/2023 RC019 401 AdjSalePrice LandValue  
 48-22-34-351-092 200,000 65,000  
 Occupancy %Good ResidualValue CostByManual E.C.F.  
 Single Family 69 135,000 118,216 1.142  
 RANCH



20728 TAFT  
 Parcel Number 12/14/2021 RC019 401 AdjSalePrice LandValue  
 48-22-34-351-090 165,000 65,000  
 Occupancy %Good ResidualValue CostByManual E.C.F.  
 Single Family 57 100,000 109,043 0.917  
 RANCH



20722 TAFT  
 Parcel Number 05/14/2021 RC019 401 AdjSalePrice LandValue  
 48-22-34-351-083 \*\*\* 65,000  
 Occupancy %Good ResidualValue CostByManual E.C.F.  
 Single Family 57 134,000 112,111 1.195  
 RANCH







Neighborhoods Used: R004.PHEASANT HILLS

979 MCDONALD  
Parcel Number 48-22-33-403-018  
Occupancy Single Family  
Style 2-STORY  
Valid Sale 12/12/2022 R004  
%Good 70  
ResidualValue 604,675  
AdjSalePrice 815,000  
CostByManual 710,271  
LandValue 210,325  
E.C.F. 0.851



903 MCDONALD  
Parcel Number 48-22-33-452-021  
Occupancy Single Family  
Style 2-STORY  
Valid Sale 11/22/2022 R004  
%Good 83  
ResidualValue 682,738  
AdjSalePrice 875,000  
CostByManual 881,554  
LandValue 192,262  
E.C.F. 0.774



948 MCDONALD  
Parcel Number 48-22-33-477-002  
Occupancy Single Family  
Style SPLIT  
Valid Sale 09/26/2022 R004  
%Good 68  
ResidualValue 450,000  
AdjSalePrice 610,000  
CostByManual 543,463  
LandValue 160,000  
E.C.F. 0.828



912 COLDSFRING  
Parcel Number 48-22-33-453-011  
Occupancy Single Family  
Style 2-STORY  
Valid Sale 05/20/2022 R004  
%Good 62  
ResidualValue 584,966  
AdjSalePrice 775,000  
CostByManual 531,261  
LandValue 190,034  
E.C.F. 1.101



1008 MCDONALD  
Parcel Number 48-22-33-427-044  
Occupancy Single Family  
Style SPLIT  
Valid Sale 04/07/2022 R004  
%Good 66  
ResidualValue 764,337  
AdjSalePrice 950,000  
CostByManual 776,172  
LandValue 185,663  
E.C.F. 0.985



855 MCDONALD  
Parcel Number 48-22-33-477-011  
Occupancy Single Family  
Style 2-STORY  
Valid Sale 12/20/2021 R004  
%Good 67  
ResidualValue 568,761  
AdjSalePrice 760,000  
CostByManual 780,193  
LandValue 191,239  
E.C.F. 0.729



986 ELMSMERE  
Parcel Number 48-22-33-401-010  
Occupancy Single Family  
Style 2-STORY  
Valid Sale 11/18/2021 R004  
%Good 63  
ResidualValue 428,569  
AdjSalePrice 650,000  
CostByManual 512,151  
LandValue 221,431  
E.C.F. 0.837



1001 ELMSMERE  
Parcel Number 48-22-33-402-030  
Occupancy Single Family  
Style 2-STORY  
Valid Sale 10/08/2021 R004  
%Good 63  
ResidualValue 470,696  
AdjSalePrice 686,000  
CostByManual 548,809  
LandValue 215,304  
E.C.F. 0.858



08:44 AM  
Neighborhoods Used: R004.PHEASANT HILLS

1003 MCDONALD	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	10/04/2021	R004	401	803,000
48-22-33-403-014	%Good	ResidualValue	CostByManual	161,723
Occupancy	65	641,277	664,744	E.C.F.
Single Family	2-STORY			0.965



1002 COLDSRING	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	09/14/2021	R004	401	625,000
48-22-33-403-012	%Good	ResidualValue	CostByManual	166,954
Occupancy	70	458,046	628,008	E.C.F.
Single Family	2-STORY			0.729



901 MCDONALD	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	09/03/2021	R004	401	1,000,000
48-22-33-452-022	%Good	ResidualValue	CostByManual	222,502
Occupancy	83	777,498	815,513	E.C.F.
Single Family	2-STORY			0.953



881 POND ISLAND	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	08/04/2021	R004	401	695,000
48-22-33-452-016	%Good	ResidualValue	CostByManual	149,394
Occupancy	65	545,606	560,075	E.C.F.
Single Family	SPLIT			0.974



957 COLDSRING	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	07/09/2021	R004	401	525,000
48-22-33-402-020	%Good	ResidualValue	CostByManual	170,833
Occupancy	75	354,167	730,338	E.C.F.
Single Family	RANCH			0.485



990 MCDONALD	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	06/30/2021	R004	401	790,000
48-22-33-427-047	%Good	ResidualValue	CostByManual	160,000
Occupancy	83	630,000	784,980	E.C.F.
Single Family	2-STORY			0.803



900 MCDONALD	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	04/09/2021	R004	401	800,000
48-22-33-477-009	%Good	ResidualValue	CostByManual	251,865
Occupancy	66	548,135	595,384	E.C.F.
Single Family	SPLIT			0.921



900 MCDONALD	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	04/09/2021	R004	401	820,000
48-22-33-477-009	%Good	ResidualValue	CostByManual	251,865
Occupancy	66	568,135	595,384	E.C.F.
Single Family	SPLIT			0.954









Neighborhoods Used: RC031.RIVERPARK CONDO

679 RIVER PARK VILLAGE BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
48-22-34-479-015	07/01/2022	RC031 401	250,000	65,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	78	185,000	206,403	0.896
		2-STORY		



703 E RIVER PARK VILLAGE BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
48-22-34-479-027	06/13/2022	RC031 401	250,000	65,000
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	78	185,000	206,403	0.896
		2-STORY		







Neighborhoods Used: R011.SOUTH OAKWOOD

728 HORTON  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48-22-34-458-005      08/01/2022      R011      401      1,200,000      195,402  
 Occupancy      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      83      1,004,598      640,115      1.569  
 Style      2-STORY



769 NOVI ST  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48-22-34-458-017      07/19/2022      R011      401      468,000      176,826  
 Occupancy      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      49      291,174      140,772      2.068  
 Style      RANCH



455 BASELINE  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48-22-34-458-021      08/10/2021      R011      401      860,000      151,349  
 Occupancy      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      80      708,651      508,948      1.392  
 Style      2-STORY



729 HORTON  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48-22-34-457-013      08/05/2021      R011      401      430,000      201,635  
 Occupancy      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      45      228,365      116,853      1.954  
 Style      RANCH



755 NOVI ST  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48-22-34-458-008      07/02/2021      R011      401      485,000      195,402  
 Occupancy      %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      45      289,598      129,982      2.228  
 Style      RANCH





Neighborhoods Used: R014.YERKES 1

706 NOVI STREET

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
48-22-34-476-025	10/24/2022	R014 401	340,000	130,332
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	45	209,668	91,328	2.296
Style				
RANCH				



43795 PARKGROVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
48-22-34-476-017	10/24/2022	R014 401	340,000	112,478
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	45	227,522	97,650	2.330
Style				
RANCH				



43725 DORISA

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
48-22-34-476-007	05/31/2022	R014 401	275,000	110,693
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	45	164,307	96,824	1.697
Style				
RANCH				



525 E BASELINE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
48-22-34-476-028	05/12/2021	R014 401	340,000	122,575
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	45	217,425	140,711	1.545
Style				
1 3/4-ST				







Neighborhoods Used: R013.YERKES 2

1092 ALLEN  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48-22-34-429-002    12/21/2022    R013      401            300,000      154,909  
 Occupancy            %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      RANCH      45            145,091      107,998      1.343



961 ALLEN  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48-22-34-428-033    10/31/2022    R013      401            395,999      116,228  
 Occupancy            %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      RANCH      49            279,771      119,445      2.342



961 ALLEN  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48-22-34-428-033    06/14/2022    R013      401            255,000      116,228  
 Occupancy            %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      RANCH      49            138,772      119,445      1.162



1068 ALLEN  
 Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
 48-22-34-429-004    06/30/2021    R013      401            285,000      110,476  
 Occupancy            %Good      ResidualValue      CostByManual      E.C.F.  
 Single Family      RANCH      45            174,524      102,324      1.706





Neighborhoods Used: R012 .YERKES 3,4,5,6

616 REED  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
48-22-34-426-031    12/29/2022    R012      401            315,000      108,513  
Occupancy            %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2-STORY      45            206,487      111,615      1.850



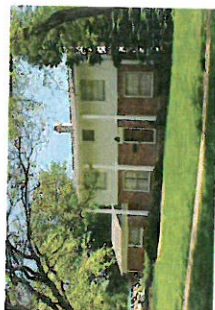
435 WELCH  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
48-22-34-426-007    08/26/2022    R012      401            502,000      122,819  
Occupancy            %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2-STORY      50            379,181      166,907      2.272



500 MAPLEWOOD  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
48-22-34-407-009    03/24/2022    R012      401            400,000      142,366  
Occupancy            %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      TRI-LVL      49            257,634      139,961      1.841



371 WELCH  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
48-22-34-426-001    10/25/2021    R012      401            416,000      163,573  
Occupancy            %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2-STORY      47            252,427      159,282      1.595



641 REED  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
48-22-34-426-026    08/12/2021    R012      401            400,000      141,014  
Occupancy            %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2-STORY      51            258,986      159,841      1.620



624 REED  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
48-22-34-426-030    07/06/2021    R012      401            375,000      115,748  
Occupancy            %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2-STORY      45            259,252      148,109      1.750



917 NOVI ST  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
48-22-34-407-016    06/28/2021    R012      401            442,500      146,016  
Occupancy            %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      2-STORY      48            296,484      126,728      2.340



1047 HORTON  
Parcel Number      \*\* Valid Sale      \*\* Class      AdjSalePrice      LandValue  
48-22-34-402-018    06/02/2021    R012      401            379,900      128,389  
Occupancy            %Good      ResidualValue      CostByManual      E.C.F.  
Single Family      TRI-LVL      47            251,511      140,974      1.784





09:11 AM  
Neighborhoods Used: R012, YERKES 3,4,5,6

573 LANGFIELD	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	05/19/2021	401	320,000	114,117
48-22-34-427-021	%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	45	205,883	126,663	1.625
Single Family	BI-LVL			



1072 HORTON	** Valid Sale	** Class	AdjSalePrice	LandValue
Parcel Number	04/05/2021	401	360,000	109,348
48-22-34-403-003	%Good	ResidualValue	CostByManual	E.C.F.
Occupancy	47	250,652	124,540	2.013
Single Family	BI-LVL			



Statistics for this Analysis

# Valid Sales	10	Invalid Sales	0	Coefficient of Dispersion (%)	6.34	Coefficient of Variation (%)	8.73	Price Related Differential	1.007
After Application of E.C.F.s			6.59			8.71		1.006	

Economic Condition Factor Estimates (# of data points)

* Style	91..100	81..90	71..80	61..70	51..60	0..50
1 3/4-ST	1.866(10)	1.866(10)	1.866(10)	1.866(10)	1.866(10)	1.866(10)
1 STY. CONDO	1.866(10)	1.866(10)	1.866(10)	1.866(10)	1.866(10)	1.866(10)
2-STORY	1.866(10)	1.866(10)	1.866(10)	1.866(10)	1.866(10)	1.866(10)
2.5-STORY	1.866(10)	1.866(10)	1.866(10)	1.866(10)	1.866(10)	1.866(10)
BI-LVL	1.866(10)	1.866(10)	1.866(10)	1.866(10)	1.866(10)	1.866(10)
CAPE	1.866(10)	1.866(10)	1.866(10)	1.866(10)	1.866(10)	1.866(10)
CONDO	1.866(10)	1.866(10)	1.866(10)	1.866(10)	1.866(10)	1.866(10)
DUPLEX	1.866(10)	1.866(10)	1.866(10)	1.866(10)	1.866(10)	1.866(10)
HISTORICAL	1.866(10)	1.866(10)	1.866(10)	1.866(10)	1.866(10)	1.866(10)
RANCH	1.866(10)	1.866(10)	1.866(10)	1.866(10)	1.866(10)	1.866(10)
SPLIT	1.866(10)	1.866(10)	1.866(10)	1.866(10)	1.866(10)	1.866(10)
TRI-LVL	1.866(10)	1.866(10)	1.866(10)	1.866(10)	1.866(10)	1.866(10)

Single Family E.C.F. : 1.866 (10)  
Mobile Home E.C.F. : 1.000 (0)  
Town Home E.C.F. : 1.000 (0)  
Agricultural E.C.F. : 1.000 (0)  
Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2021  
Ending Date: 03/31/2023  
Terms Selected: 1  
Analyze by Style:  
Analyze by %Good:  
Show Valid Data : X  
Show Invalid Data :  
Show Costs and Residuals:  
Use Infr. Adj. Sale Prices:  
Neighborhood(s): R012 - YERKES 3,4,5,6

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00



